

**Permanent Building Committee
Minutes of March 16, 2016**

Present from the Permanent Building Committee: Ellis Neofotistos, Phil Thibault, Harvey Gagnon, Doug Dooley, Michael McNamara and Paul Jussaume. Recording Secretary Samantha Carver. The meeting was held at the Historical Society Building 1660 Lakeview Avenue, Dracut, MA.

The Chairman called the meeting to order at 4:33 p.m.

Dracut Field House Project

Jay Mason of Architectural Consulting Services was present for this portion of the meeting.

The Chairman reported that the general bids were opened today at 2:00 p.m. at the Town Hall. Four general bids were received and the apparent low bidder was APC Planners/Builders. The Committee reviewed the spreadsheet of the bids.

The Committee had a discussion on the original amount appropriated at Town Meeting and noted that some of that money is used to pay Jay Mason of ACS for the plans. The budget does not have enough money for contingencies. The Committee discussed having the two lowest bidders come in to a meeting to see if they'll negotiate on their price.

Addendum 01 – Additional Services

Mr. Mason of Architectural Consulting Services (ACS) explained to the Committee the need for the additional funding by stating that when they originally talked about this project it was stated to him that plans were available to him showing the utilities location at the site. When Mr. Mason went inquiring for the plans for his engineers they could not be located which resulted in his engineers having to go out to the site and locate the utilities.

The Committee was of the opinion that this should be part of any contract because more engineers know they have to locate utilities on a site before construction. Mr. Jussaume suggested a compromise to pay half the cost and have the architect pay half.

Mr. Thibault made a motion to amend the contract to include \$2,000 to ACS for additional services. Mr. Jussaume seconded the motion and made an amend to the original motion to agree to pay half the amount for the additional services. Mr. Gagnon seconded the motion. The amendment moved to a vote with three voting against the amendment and two voting in favor. The motion failed.

The original motion was considered to pay the \$2,000 additional services to ACS. Two voted against, Mr. Dooley and Mr. Neofotistos and three voted in favor, Mr. Thibault, Mr. Gagnon and Mr. Jussaume. The motion carried with three in favor.

High School Project

Present for the meeting were: Lyle Coghlin, Paul DuRoss of CTA Construction
Paul Kalous and Steve Broadhead of Hill International
Frank Tedesco of Mount Vernon Group
Andrew Graham of Dracut Public Schools

Rooftop Dunnage

The Committee went through the agenda noting that the rooftop dunnage contract has been signed by the Town Manager and that is moving forward.

Ballfield Final Acceptance

The parties went out to the ballfield for a final inspection and CTA asked Mr. Graham if he wanted the silt fence to come down. Mr. Graham stated that he would take a look at it and let him know.

HVAC Issues

Attached in the agenda packet was an email response from Amanti on some outstanding issues. In the packet was a picture of a strainer that Amanti pulled from the locker room area and found it to be in normal condition and not clogged with sediment. Amanti also checked the temperature issues that reported in the locker room and in the hallway (catwalk). A trend report was done in the locker room and it seems to be hold a temperature between 67-69 degrees. The hallway issue was a broken wire on a coil feeding the control valve which has since been repaired and the hallway is holding a temperature between 70 to 71.

Commissioning Certification of Completion

Mr. Broadhead asked the Committee if they could sign off on the Commission completion. He stated that it is at the ten month inspection and they have been response and the work is complete. Mr. Broadhead gave the paperwork to Mr. McNamara to have the School Committee chair sign off and the Superintendent of Schools and then it will go to the Town Manager for signature. Hill International signed off as the project manager.

Mr. Thibault made a motion to authorize the Commissioning Completion Certificate to be signed off by Town Officials as recommended by Hill International the project manager for the High School Project. Mr. Jussaume seconded the motion. The motion carried unanimously.

Invoice

The Committee reviewed an invoice presented from Hill International for services through February 2016 in the amount of \$6,567.50.

Mr. McNamara made a motion to approve the invoice for Hill International in the amount of \$6,567.50. Mr. Thibault seconded the motion. The motion carried unanimously.

Mr. Broadhead stated the balance for Hill will be \$26,000 to date.

Mr. Thibault had to leave the meeting at 6:30 p.m.

Sanitary & Site Drainage Issue

The Committee reviewed the revised proposal for the sanitary/drainage issue on the High School Project. The Committee went through each itemized term of the settlement offer and reviewed the changes noted in red (attached to the minutes for reference).

The Committee discussed the ledge issue and would really like to come up with some type of figure for this. Mr. Tedesco talked about an allowance up to a certain amount in case ledge is encountered and came up with a figure of \$10,000 based on ledge at \$30 a yard.

Overall the Committee and CTA were in agreement on the settlement items. Mr. Dooley was still of the opinion that if the system was put in as per plan it would work. Mr. Tedesco pointed out the Committee's consultant from CDM disagreed. Mr. Tedesco thought this was a good price and that CTA made an effort to go out and acquire another subcontractor to do the work. Mr. Kalous was asked for his opinion and he stated that Hill thought the price was a little high but that there was no guarantee they'd get a better price if they went out to bid on it. CTA is familiar with this site. Mr. Neofotistos stated that he feels the price is too high and thought the price should be somewhere under the \$400,000 range. Mr. McNamara stated that this is an inconvenience for the Town and that he wants this project to be done so he would like to make a compromise and counter with a 7% reduction in CTA's price to \$403,600. There was clarification that this is just not the sewer number but the overall figure and everyone agreed. The discussion amongst the Committee was that they've been talking about this issue approaching a year and they need to complete this project.

Mr. McNamara made a motion to offer a settlement of \$403,600 for the settlement offer on the sanitary/drainage issue at the High School project for CTA to do the work. Mr. Gagnon seconded the motion. The motion carried with Mr. Gagnon, Mr. McNamara, Mr. Jussaume voting in favor, Mr. Neofotistos and Mr. Dooley voting opposed.

CTA will review the offer and get back to the Committee next week.

Boule Park Project

Sue Boule, Kat Pintal

It was learned that a plan was not given to the secretary for this meeting, however Mr. Thibault informed Mrs. Boule that Mr. Hamel of the Engineering Department for Dracut was in the process of submitting the plan to the Conservation Committee. The Boule Park project will be rescheduled to March 30, 2016 at a time to be determined depending on the agenda.

Adjourn

Mr. Jussaume made a motion to adjourn the meeting at 7:20 p.m. Mr. Dooley seconded the motion. The motion carried unanimously.

Permanent Building Committee



Michael F. DeVan



Doyle J. Dodgson


Paul,

Per your request and our discussions in the 2/24/16 Dracut PBC meeting, CTA has assembled one lump sum settlement cost for the Dracut Project for the work previously proposed in PCOs 354 (DHS PCO and WJGE Settlement), 355 (Settlement of DHS E. Amanti Claims) and 356 (Sewer service force main). This offer is for settlement purposes only.

Our settlement offer for these items is \$434,000.

The PBC will review the offer amount, subject to agreement on the Terms.

This offer is contingent on the following Terms:

1. All previously installed items will be considered acceptable as installed by the Architect and Owner.

Subject to final sign off of the ball field by Ben Gary & MVG, CTA to provide a summary memo of issues associated with the locker room, and resolution of the chronic sink hole in the courtyard.

2. The additional sewer line work will be requisitioned at the end of the month that it is performed and will be paid within 15 days per the terms of the contract. Additionally, The Pump supplier will require a 1/3 deposit at the time of approved submittals (approximately \$20,000). CTA will provide a requisition for a progress payment at that time and Dracut will fund this within 15 days.

Agreed.

3. At the startup and turnover of the functioning system, a final requisition for the project will be submitted and will be paid within 15 days per the terms of the contract.

Training is to be completed prior to final requisition.

4. Upon startup and turnover of the functioning system, Dracut will complete a favorable DCAM evaluation for CTA.

A favorable recommendation cannot be linked to the terms of this proposal. The PBC acknowledged that this has been a largely successful project. The PBC proposes to complete the DCAM evaluation within 30 days of the final requisition.

5. CTA will have part-time supervision on site while this work is taking place.

CTA noted that the sub-contractor will have full-time site representation, however it is preferred that the CTA supervision be tied to staff-hours in order to avoid a miss-interpretation of part-time participation.

6. Ledge removal is not included. We recommend that the town hold a budget for ledge removal if it is necessary. If ledge is encountered, the costs will be paid on a time and material.

Team will review documents to see if there is any existing boring information adjacent to the work zone. It is preferred that a unit price be established. Due to an economy of scale, contract unit prices may not be applicable.

7. Relocation of water lines or other underground existing utilities is not included in this proposal. If this work is required, it will be done on a time and material basis.

The contract drawings require test pits. It is believed that there is a relatively low risk that conflicts with the water line may occur,

8. The following items were identified by pump supplier/contractor as exceptions to the new sewer force main design. These exceptions which will be considered acceptable.
- a. The Plan calls for a 1 hp pump. The 1 hp unit will not do the condition specified. We have provided a 2 hp pump to handle the condition and will be non-overloading throughout the curve.

Subject to MVG review and approval. Includes a spare pump.

- b. The spec calls for a hydraulic control on the check valves. This low head system does not need this feature and it will not be supplied.

Subject to MVG review and approval.

- c. The plan shows an explosion proof junction box within the pump chamber. Most electrical inspectors do not want junction boxes within a pump chamber. In lieu of an explosion proof junction box, a hand hole next to the pump station will be installed by the site electrician.

Subject to MVG review and approval.

9. Installation is to take place during the 2016 school summer break period starting on or about 6/20/16.

Agreed.

10. A fully executed change order for this work is required by 3/31/16. If a fully executed change order is not received by this date, this offer will be rescinded.

Agreed. The PBC anticipates to finalize the terms at the 3/16/16 PBC meeting.

11. Payment for the December 2015 pay application # 35 for \$126,089 will be paid by 4/08/16.

Payment of the requisition will be subject to any adjustments by Hill/MVG.

12. Payment for PCO's 354 & 355 will be billed in a March 2016 requisition and will be paid within 15 days of receipt of the requisition per the terms of the contract.

This condition implies that PCOs 354 & 355 will not be included in the final settlement offer. Their current combined value is \$99,250.

13. All other project issues will be considered closed.

Agreed, subject to closure of issues listed in item 1 above.

Thanks,

Paul DuRoss
Project Executive

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